

Economic Indicators

Loudoun County, Virginia

February 2005

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change*
New Residential Construction					
New Residential Units Permitted	January 2005	370	370	758	-51.2%
Single Family Detached Units Permitted	January 2005	276	276	230	20.0%
Single Family Attached Units Permitted	January 2005	94	94	180	-47.8%
Multifamily Units Permitted	January 2005	0	0	348	-100.0%

Source: Loudoun County Department of Building and Development

New Nonresidential Construction					
Office SF Permitted	January 2005	78,702	78,702	90,782	-13.3%
Flex/Industrial SF Permitted	January 2005	0	0	0	na
Retail SF Permitted	January 2005	0	0	82,658	-100.0%
Other SF Permitted	January 2005	78,702	78,702	8,124	868.8%
Taxable SF Permitted	January 2005	75,149	75,149	90,782	-17.2%
Nontaxable SF Permitted	January 2005	3,553	3,553	0	na
Total Value Nonresidential Construction	January 2005	\$26,810,307	\$26,810,307	\$11,193,079	139.5%
Value of New Buildings	January 2005	\$24,147,411	\$24,147,411	\$6,878,214	251.1%
Value of Alterations/Additions	January 2005	\$2,662,896	\$2,662,896	\$4,314,865	-38.3%
Route 28 Taxing District SF Permitted	January 2005	73,646	73,646	41,419	77.8%
Value of Route 28 Permitted Construction	January 2005	\$3,096,803	\$3,096,803	\$5,726,458	-45.9%

Source: Loudoun County Department of Building and Development

Housing Sales					
Single Family Detached	October 2004	1,129	10,955	9,550	14.7%
Single Family Attached	October 2004	582	5,550	4,698	18.1%
Condominium	October 2004	417	3,966	3,842	3.2%
	October 2004	130	1,439	1,010	42.5%

Source: Loudoun County Department of Financial Services

Washington Dulles International Airport					
Total Passengers	November 2004	2,207,862	20,622,222	15,503,814	33.0%
International Passengers	November 2004	357,157	4,066,871	3,504,591	16.0%
Total Freight (metric tonnes)	November 2004	26,144	280,271	259,720	7.9%

Source: Metropolitan Washington Airports Authority

Taxable Sales (000s)	3rd Quarter 2004	\$811,780	\$2,541,008	\$2,242,372	13.3%
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Source: Virginia Department of Taxation

* Percent change calculated using current year-to-date and last year-to-date.

Economic Indicators

Loudoun County, Virginia

February 2005

	Reporting Period	Current Period	Last Period	Same Period Previous Year	Percent Change*
Average Housing Prices	October 2004	\$481,572	\$466,951	\$390,809	23.2%
Single Family Detached	October 2004	\$593,580	\$579,940	\$496,560	19.5%
Single Family Attached	October 2004	\$391,362	\$373,786	\$308,322	26.9%
Condominium	October 2004	\$269,489	\$258,206	\$190,259	41.6%

Source: Loudoun County Financial Services

At Place Employment					
Employees	2nd Quarter 2004	112,189	108,125	104,514	7.3%
New Jobs (over previous quarter)	2nd Quarter 2004	4,064			
Establishments	2nd Quarter 2004	6,144	6,037	5,637	9.0%
New Businesses (over previous quarter)	2nd Quarter 2004	107			
Gross Wages (millions)	2nd Quarter 2004	\$1,349	\$1,376	\$1,255	7.5%

Source: Virginia Employment Commission

Consumer Price Index					
Washington-Baltimore DC/MD/VA (1996=100)	December 2004	120.9	120.9	116.7	3.6%
US-All Urban Consumers (1982-84=100)	December 2004	190.3	191.0	184.3	3.3%

Source: US Bureau of Labor Statistics

Civilian Labor Force					
Loudoun County	December 2004	122,392	122,652	119,306	2.6%
Northern Virginia	December 2004	1,332,202	1,335,150	1,295,716	2.8%

Source: Virginia Employment Commission

Unemployment Rate					
Loudoun County	December 2004	1.6	1.7	2.2	-27.3%
Northern Virginia	December 2004	1.7	1.9	2.2	-22.7%
Virginia	December 2004	3.0	3.1	3.5	-14.3%
United States	December 2004	5.1	5.2	5.4	-5.6%

Source: Virginia Employment Commission

Washington Economic Index					
Leading Index (1987=100)	October 2004	111.1	111.6	108.5	2.4%
Current Index (1987=100)	October 2004	116.2	113.1	106.3	9.3%

Source: Center for Regional Analysis

Non-Residential Vacancy					
Total	4th Quarter 2004	14.6%	15.4%	17.8%	-18.0%
Office	4th Quarter 2004	12.8%	13.4%	16.7%	-23.4%
Flex	4th Quarter 2004	23.9%	25.3%	29.0%	-17.6%
Industrial	4th Quarter 2004	8.0%	8.4%	8.3%	-3.6%

Source: Realty Information Group

* Percent change calculated using current period and same period previous year.